

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
2005 COMPREHENSIVE PLAN PUBLIC FORUM #6
Wednesday, December 1, 2004**

A Community Conversation on the Comprehensive Plan was held by the Williamsburg Planning Commission on Wednesday, December 1, 2004, at 6:30 p.m. at the Community Building, 401 North Boundary Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Pons, McBeth, Rose and Smith. Commissioners Young, Friend and Hertzler were absent. Also present were Planning Director Nester, Zoning Administrator Murphy and Assistant City Manager Miller.

Mr. Pons called the meeting to order, welcomed the approximately 40 citizens in attendance, and introduced the Planning Commission members and staff who were present.

Mr. Nester made brief introductory comments, noting the commercial corridors that would be discussed tonight - Richmond Road from the Williamsburg Shopping Center to the Corporate Limits, Mooretown Road, Monticello Avenue from Richmond Road to Treyburn Drive, Capitol Landing Road from Bypass Road to Merrimac Trail, Second Street area, York Street, and the Jamestown Road/Route 199 intersection. He reviewed land use information for the corridors, and outlined the major areas identified for discussion: what steps should the City take to encourage continued economic growth on its commercial corridors, are the City's current regulations too restrictive, not restrictive enough, or about right to preserve community character and to encourage economic development, are there street improvements in the commercial corridors that should be considered, are there critical areas for pedestrian and bicycle facilities in the commercial corridors that should be given a high priority, are there other corridor beautification projects that should be considered?

Richmond Road and Monticello Avenue Corridors, facilitated by Doug Pons

Citizen

- Monticello Avenue should be widened to four lanes between Ironbound Road and Treyburn Drive to better handle the traffic.

Stewart Goddin, 715 Goodwin Street

- Supports widening Monticello Avenue.
- The area along Richmond Road east of Bypass Road is more unique, and should be considered differently from Richmond Road west of Bypass Road. New Hope Road to the College should be filled with unique retail, and should

connect the downtown area with the Williamsburg Shopping Center. The unique character of the downtown should be preserved.

Flora Adams, 715 Goodwin Street

- Disagrees with the widening of Monticello Avenue – widening will generate more traffic.
- City should strive to separate sidewalks from roads with a planting strip.

John Laben, Governor Spottswood Motel, 1508 Richmond Road

- Applauds efforts of the Architectural Review Board along the corridors.
- Need to provide facilities that make it comfortable to walk and bicycle – a lot of tourists jog along Richmond Road in the morning.

Allison Biggs, William & Mary student

- Need businesses that are friendly to student needs.

Flora Adams, 715 Goodwin Street

- Need to separate small cars and SUVs in parking lots and parking garages.

Nanci Bond, 416 Suri Drive

- Need to protect the trees that are left – they are important to our character.

John Laben, Governor Spottswood Motel, 1508 Richmond Road

- Directional signage is better, but more improvements are needed.
- Trees play an important part in the commercial landscape.

Alecia Diehl, 900 South Henry Street

- Better signage needed to keep thru trucks out of town – suggests signs at Richmond Road/Bypass and South Henry Street/Rt. 199.

Mooretown Road, facilitated by Doug Pons

Richard Arms, 113 Holman Road

- Owns the two lots on Mooretown Road in the City, annexed in 1984 and used for rental housing.
- Located in a commercial/industrial area – zoning should be reexamined as a part of the Comprehensive Plan process to be consistent with the zoning in the adjacent counties.

Capitol Landing Road, facilitated by Elaine McBeth

Dean Canavos, Canavos Properties, Inc., 802-806 Capitol Landing Road

- Owns 4.5 acres behind the National Pancake House.

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- A lot of transition over the past 20 years – traffic volume has been reduced, most recently because of the new Busch Gardens entrance.
- Capitol Landing Road will not develop into another Richmond Road.
- City should rezone or ease restrictions to allow the construction of higher-end condominiums and townhouse along with commercial. Allows better landscaping with less traffic.
- Not feasible to build another hotel on the corridor based on today's business climate.
- Housing could provide an opportunity for medical personnel to live near the Sentara and Riverside developments.

Nanci Bond, 416 Suri Drive

- Capitol Landing Road is a distinctive, finite area with a beginning and an end, unlike Richmond Road. A master plan for the area is needed.
- A lot of residents of Brandywyne walk the corridor – sidewalk improvements are needed.

Wyndham Plantation resident

- Supports mixed-use, and cites Sacalis Building on Prince George Street with apartments on the second and third floors as a good example. Need more live/work areas, with retail within walking distance.

Brandywyne resident

- New construction should reflect the colonial heritage of Williamsburg, and not look like a Victorian town.

David Bryhn, 927 Capitol Landing Road

- Owns White Lion and Rochambeau motels.
- Would like to see more traffic on Capitol Landing Road.
- Underground utilities would be helpful.
- Multi-family is a very good idea for this corridor.
- Enhance signage to point customers to businesses on Capitol Landing Road.

Stewart Goddin, 715 Goodwin Street

- Capitol Landing Road should be seen more as a part of the downtown area rather than a commercial strip like Richmond Road.

Second Street area and York Street, facilitated by Elaine McBeth

Citizen

- Not sufficient sidewalks along York Street – people walk from McGruder area.

Nanci Bond, 416 Suri Drive

- Crosswalk and pedestrian signal needed at Second Street/Page Street intersection.

Elise Emanuel, 465 Zelcova Road

- Traffic signal needed at Parkway Drive/Second Street intersection

Jamestown Road/Route 199 intersection, facilitated by Marc Rose

Bill Mettler, 213 Sheffield Road

- Owns one unit in Jamestown Commons.
- Wants to reside the exterior with plastic siding, which is not allowed by the Architectural Review Board standards for the commercial corridor. Hardiplank is cost prohibitive.
- This area is zoned residential, not commercial.
- More flexibility is needed with design review guidelines.

John Laben, Governor Spottswood Motel, 1508 Richmond Road

- Remember future needs when making street improvements – need to think what the area will look like 20-25 years from now.

Alecia Diehl, 900 South Henry Street

- Concerned with making the roads too wide.

Citizen living near Jamestown Road/Rt. 199 intersection

- Pedestrian improvements are needed.

Flora Adams, 715 Goodwin Street

- Intersection needs signage for the ferry.

Nanci Bond, 416 Suri Drive

- Do not build sound walls at this intersection.

Robert Singley, RJS Associates, 423 North Boundary Street

- Contours of the land often don't allow saving of trees during construction – it is important to make sure there are adequate new trees in the development plan.
- There are large parcels on Capitol Landing Road and Penniman Road that won't go commercial because the traffic is not there. The City needs to look at integrating commercial, office and residential uses in these areas to make the best use of the land.

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Lee Williams, 602 York Street

- Concerned with the York Street approach to the City – no signs directing visitors from Busch Gardens along this corridor. Need to let people know how close they are to Colonial Williamsburg.
- City should put up improved directional signage in the City, that could direct visitors to food establishments.

[Commissioner Smith arrives]

Mary, a William & Mary student

- There needs to be more focus on long term residents and students than to tourists.

Wrap-up Comments, facilitated by Marc Rose

Mr. Rose noted areas of common concern expressed during the past four forums – more walkability, proper balance between college and permanent residents, attracting more business and industry, improve the infrastructure, and preserve and plant more trees. He then asked the citizens present for any additional comments on their vision for the future of the City.

Nanci Bond, 416 Suri Drive

- Williamsburg is a picturesque City of great natural beauty
- The City is 98% walkable – we need to complete the last few connections.
- Address student needs.
- Use carrots and sticks to promote redevelopment.

Ed, a part-time resident

- Notes that his community changed sign requirements, with a 10-year amortization, requiring smaller and lower signs. This should be considered in Williamsburg.

Brandywyne resident

- Suggests pull-offs with directory maps of the Williamsburg area.

Citizen

- Asks where the process goes from here. Mr. Nester replied that there will be a work session on December 13, then time will be spent starting to draft the individual chapters of the Plan. The plan should be completed by the middle of 2005. There will be many additional opportunities for public comments, and there will be formal public hearings by Planning Commission and City Council prior to final adoption.

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Mr. Rose thanked citizens for attending and discussing issues with the Planning Commission.

The meeting adjourned at 8:05.m.

Douglas Pons, 1st Vice Chairman
Williamsburg Planning Commission